

**ARTICLE 5.00**  
**ESTABLISHMENT OF DISTRICTS AND**  
**PROVISIONS FOR OFFICIAL ZONING MAP**

**05.00 Establishment of Districts**

**05.01 Regular Districts**

In order to implement all purposes and provisions of this Ordinance, the following districts are hereby established:

**05.01.010      Residential Districts**

- A        - Agricultural District
- R-40    - Low Density Residential District
- R-20    - Low Density Residential District
- R-15    - Low Medium Density Residential District
- R-10    - Medium Density Residential District
- R-8     - Medium Density Residential District
- R-6     - High Density Residential District
- PRD    - Planned Residential Development District

**05.01.020      Commercial Districts**

- CC       - Core Commercial District
- CG       - Commercial General District
- CS       - Commercial Service District
- CSL      - Commercial Services Limited District
- PNC      - Planned Neighborhood Commercial District
- PGC      - Planned General Commercial District
- GO       - General Office District
- OR       - Office Residential District
- MU       - Mixed Use *District*
- MRO      - Multiple Residential Office District
- MPO      - Medical Professional Office District
- MUG      - Mixed Use General District
- MUL      - Mixed Use Limited District

**05.01.030      Industrial Districts**

- IR       - Restrictive Industrial District
- IG       - General Industrial District
- PBP      - Planned Business Park District

05.01.040      Special Districts

The following are hereby established as special districts which are applicable to the provisions set forth in this Ordinance.

- FWD   - Floodway Districts
- FFD   - Flood Fringe Districts
- H1    - Historic District

**05.02   Provisions for Official Zoning Maps**

05.02.010      Incorporation of Maps

The boundaries of districts established by this Ordinance are shown on the Official Zoning Maps which are hereby incorporated into the provisions of this Ordinance. The zoning maps in their entirety, including all amendments shall be as much as part of this Ordinance as if fully set forth and described herein.

05.02.020      Identification and Alteration of the Official Zoning Map

The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Recorder, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Article 5.00 of Ordinance Number 079-02 of the City of Gallatin, Tennessee," together with the date of the adoption of this Ordinance.

If, in accordance with the provisions of this Ordinance and Section 13-704, Tennessee Code Annotated, changes are made in district boundaries or other matter portrayed on the Official Zoning Maps, after the amendment has been approved by the Mayor and Aldermen by official action of the Mayor and Aldermen, the following (change) changes were made in the Official Zoning Map: "(brief description of the nature of change)," which entry shall be signed by the Mayor and attested by the City Recorder.

No amendment to this Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 15.08.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Zoning Administrator shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.

#### 05.02.030      Replacement of Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Mayor and Aldermen may by resolution adopt a new Official Zoning Map which shall supersede the prior Zoning Map. The New Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor attested by the City Recorder, and bearing the seal of the city under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted January 18, 1972, as part of Ordinance No. 072-45 of the City of Gallatin, Tennessee."

All prior Official Zoning Maps or any significant parts thereof shall be preserved, together with all available records pertaining to their adoption or amendment.

#### **05.03    Rules for Interpretation of District Boundaries**

When uncertainty exists as to the boundaries of districts shown on the Official Zoning Map, the following shall apply:

- 05.03.010 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- 05.03.020 Boundaries indicated as approximately following platted lot lines shall be construed as following lot lines;
- 05.03.030 Boundaries indicated as approximately following city limits shall be construed as following such city limits;
- 05.03.040 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- 05.03.050 Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
- 05.03.060 Boundaries indicated as parallel to or extensions of features indicated in Section 05.03.010 through Section 05.03.050 shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of map.

05.03.070 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by Sections 05.03.010 through Section 05.03.060, the Board of Appeals shall interpret the district boundaries.

05.03.080 Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the Board of Appeals may permit the extension of the regulations for either portion of the lot not to exceed 500 feet beyond the district line into the remaining portion of the lot.

#### **05.04 Application of District Regulations**

##### **05.04.010 General District Regulations**

The regulations set by this Ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located,
- B. No building or other structure shall hereafter be erected or altered:
  - 1. to exceed the height or bulk,
  - 2. to accommodate or house a greater number of families,
  - 3. to occupy a greater percentage of lot area,
  - 4. to have narrower or smaller rear yards, front yards, side yards or other open space,than herein required; or in any other manner contrary to the provisions of this Ordinance.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.

## ARTICLE 5.00 AMENDMENTS

| <b>Section</b> | <b>Ordinance #</b> | <b>Date</b> |
|----------------|--------------------|-------------|
| 05.01.020      | O9902-013          | 3/2/99      |